

NOTICE OF DETERMINATION

TO: County Clerk (2)
County of Kern

FROM: Planning and Natural Resources Department
2700 "M" Street, Suite 100
Bakersfield, CA 93301

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

Applicant or Sponsoring Agency or Department: Opal Fuels (PP24128)

Project Title: Precise Development Plan No. 19, Map 124

State Clearinghouse Number (if submitted to State Clearinghouse): 2004021083

Contact Person: Kathy Barker, Supervising Planner, at (661) 862-5044 or BarkerK@kerncounty.com

Telephone: (661) 862-8600

Project Location: 8724 and 8800 Weedpatch Highway, west side of Weedpatch Highway, approximately 200 feet north of McKee Road in Lamont (APNs: 174-150-31 and 174-150-32)

Project Description: A Precise Development Plan for a proposed private compressed natural gas (CNG) fueling station of 46 pumps including truck and trailer repair (wholly enclosed) (Section 19.36.020.D.5), and truck storage/parking for 77 trailers and 22 semi-truck cabs (19.36.020.E.2) located on two (2) parcels of record totaling an approximate 12.4 acres in a M-1 PD FPS (Light Industrial - Precise Development Combining - Floodplain Secondary Combining) District

This is to advise that the KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT, Lead Agency/Responsible Agency, has approved the above-described project and has made the following determinations regarding the above-described project:

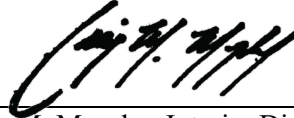
1. The project will not have a significant effect on the environment.
2. A previous Mitigated Negative Declaration has been utilized for this project pursuant to the provisions of the State CEQA Guidelines.

The updated Mitigated Negative Declaration and record of project approval may be examined at the Kern County Planning and Natural Resources Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

3. Mitigation measures were made a condition of the approval of the project.
4. A Statement of Overriding Considerations not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

Receipt: #599065

Date of Hearing: May 2, 2024



Craig M. Murphy, Interim Director
Planning and Natural Resources Department

cc: Applicant
LIUNA

CITY
OF BAKERSFIELD

MULLER RD

S OSWELL ST

Arvin Edison Canal

14

23
30 S 28 E
ZM 124

24

19

S VINELAND RD

HERMOSA RD

20

21

22

30 S 29 E
ZM 125

29

MOUNTAIN VIEW RD

MALAGAR RD

S COMANCHE DR

SITE

35

36

31

32

33

34

PANAMA RD

Lamont

S FAIRFAX RD

2

1

6

5

4

3

DI GIORGIO RD

S EDISON RD

31 S 29 E
ZM 144

8

9

10

BUENA VISTA BLVD

11

12

7

Weedpatch

18

17

SUNSET BLVD

31 S 28 E
ZM 143

13

Costerisan

ADOBE RD

CITY OF
BAKERSFIELD

PD 19 Map 124

Vicinity Map

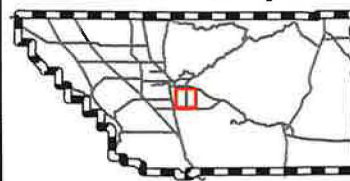
Marcia Medina
of Opal Fuels

- Site
- Named Road
- Arterials
- Kern County Boundary
- Metro Bakersfield GP Boundary
- Township/Range
- Sections
- Water Bodies
- Water Courses
- City Limits
- Unincorporated Cities

APN: 174-150-31 & -32
Sec. 36-T30S/R28E

Created on: 10/27/2023

0 5,000 10,000 ft



Kern County



Kern County
Planning & Natural
Resources Department



PD 19 Map 124

Existing General Plan Map

Marcia Medina
of Opal Fuels

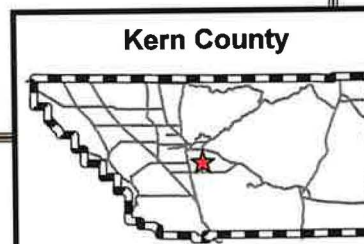
-  Site
-  Parcel Boundaries
-  Named Rd
-  Arterials
-  Dirt Roads
-  Metro Bakersfield GP Boundary
- Specific Plans**
-  Metropolitan Bakersfield
- General Plan Boundaries**
-  METROPOLITAN BAKERSFIELD GENERAL PLAN
-  ER - ESTATE RESIDENTIAL, MINIMUM 1 NET ACRE/UNIT
-  GC - GENERAL COMMERCIAL
-  HMR - HIGH MEDIUM DENSITY RESIDENTIAL
-  LR - LOW DENSITY RESIDENTIAL, ≤ 7.26 D.U./NET ACRE
-  P - INCLUDES GOVT. BUILDINGS, HOSPITALS, PUBLIC
-  PS - PUBLIC AND PRIVATE SCHOOLS
-  R-IA - INTENSIVE AGRICULTURE, MIN. 20 ACRE PARCEL SIZE
-  RR - RURAL RESIDENTIAL, MINIMUM 2.5 GROSS ACRES/UNIT
-  SR - SUBURBAN RESIDENTIAL, ≤ 4 D.U./NET ACRE

APN: 174-150-31 & -32
Sec. 36-T30S/R28E
Created on: 10/27/2023

0 690 1,380 ft



**Kern County
Planning & Natural
Resources Department**



Kern County

Metropolitan Bakersfield SP

WEEDPATCH HWY

HABECKER RD

SHERMAN RD

MAYFLOWER DR

STANDISH DR

MAN O WAR AVE

CITATION LN

WHIRLAWAY ST

GC

MOUNTAIN VIEW RD

PS

SR

R-IA

SR

GC

SR

GC

ER

RR

GC

GC

GC

GC

MC KEE RD

GC

P

CHERYL ST

LILLY ST

GC

LAMONT AVE

GC

GC

P

COLLISON ST

GC

BERTAL ST

GC

CARNATION AVE

MAIN ST

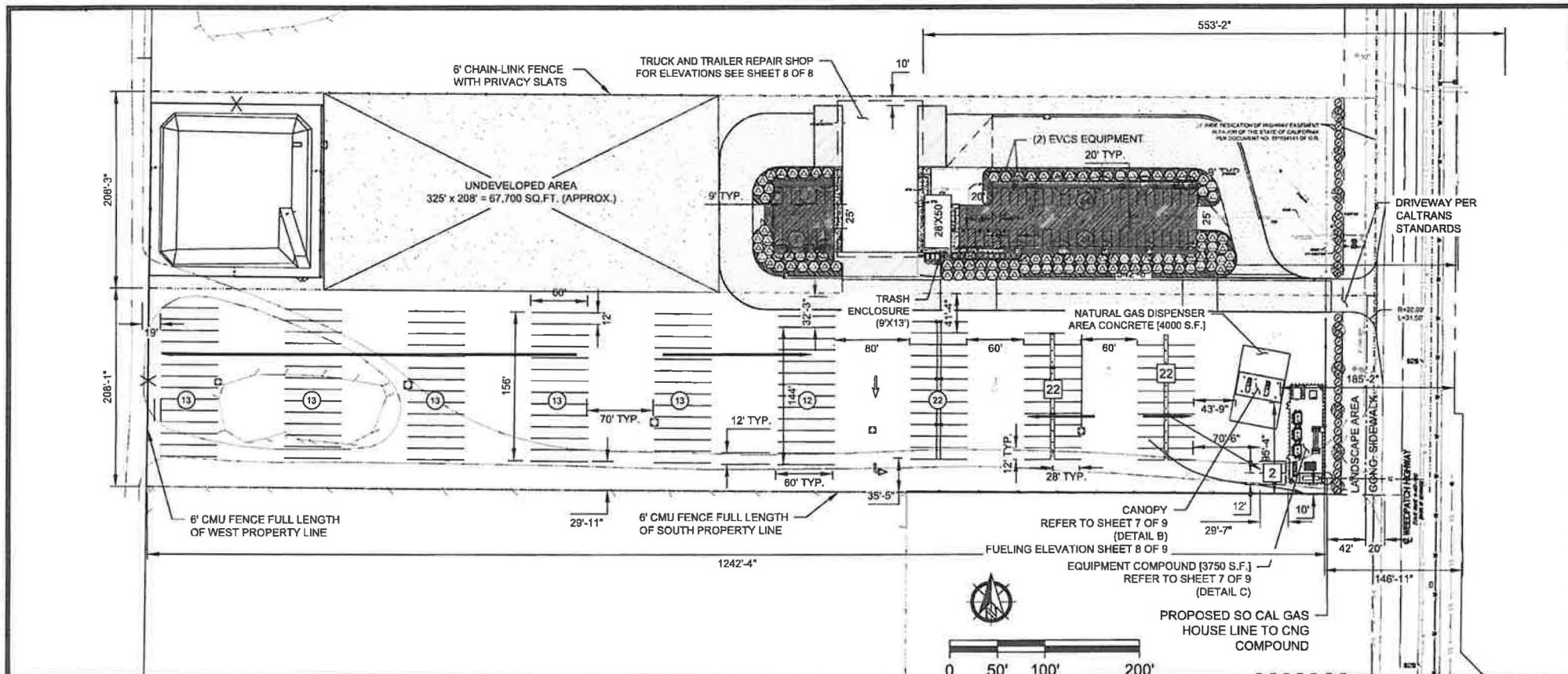
RR

R-IA

LR

HMR

GC



EASEMENT LEGEND:

1. AN OFFER OF DEDICATION TO THE STATE OF CALIFORNIA FOR HIGHWAY AND INCIDENTAL PURPOSE RECORDED MAY 8, 2008 AS DOC. NO. 0208073457, O.R.
2. ROAD DECLARED A PUBLIC HIGHWAY JULY 8, 1893 PER VOL. 6, PG. 114 OF MINUTE BOOKS. (CONTY ROAD NO. 131)

AN UNKNOWN EASEMENT RECORDED NOVEMBER 6, 1912 IN BK. 238, PG. 180, OF DEEDS. (EXACT LOCATION NOT ASCERTAINABLE FROM RECORD)

TOPOGRAPHY LEGEND

- HEAVY DUTY CONCRETE
- STANDARD CONCRETE WALK OR PATIO
- 3" CRUSHED BASE ROCK, GRAVEL OR ASPHALT GRINDINGS
- # TOTAL NUMBER OF PARKING STALLS
- # CNG FUELING POSITIONS
- LS LANDSCAPE AREA

DEVELOPMENT NOTES:

1. ALL OFFSITE IMPROVEMENTS TO BE DONE IN ACCORDANCE WITH ENCROACHMENT EASEMENT PERMIT WITH CALTRANS.
2. ALL ONSITE IMPROVEMENTS TO BE DONE IN ACCORDANCE WITH KERN COUNTY DEVELOPMENT STANDARDS AS ADOPTED AT THE TIME OF ACCEPTANCE OF THIS PRECISE DEVELOPMENT PLAN. ANY FUTURE MODIFICATIONS TO THIS PLAN SHALL MEET THE CURRENT COUNTY STANDARDS AT THE TIME OF THE MODIFICATION.

PARKING	
REPAIR SHOPS	(3,992 + 3,190 SQ. FT.) / 300 SQ. FT. = 30.0 SPACES
BREAK ROOM	344 SQ. FT. / 300 SQ. FT. = 1.1 SPACES
PORTABLE OFFICE	1,400 SQ. FT. / 7250 SQ. FT. = 0.19 SPACES
TOTAL REQUIRED	32 SPACES
TOTAL PROVIDED	64 SPACES (IN ACCESSIBLE)
FUELING STALLS (TRUCK CABS)	46
TRUCK CABS STALLS (NO FUELING)	22
TRAILER PARKING STALLS	77
TOTAL	145

ZONING LEGEND:

- A. EXCLUSIVE AGRICULTURE
- C-2 PD FPS GENERAL COMMERCIAL, PRECISE DEVELOPMENT, FLOOD PLAIN SECONDARY
- M1-PD FPS MEDIUM INDUSTRIAL, PRECISE DEVELOPMENT, FLOOD PLAIN SECONDARY

TOPOGRAPHY LEGEND

- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING CONTOURS
- EXISTING TELEPHONE

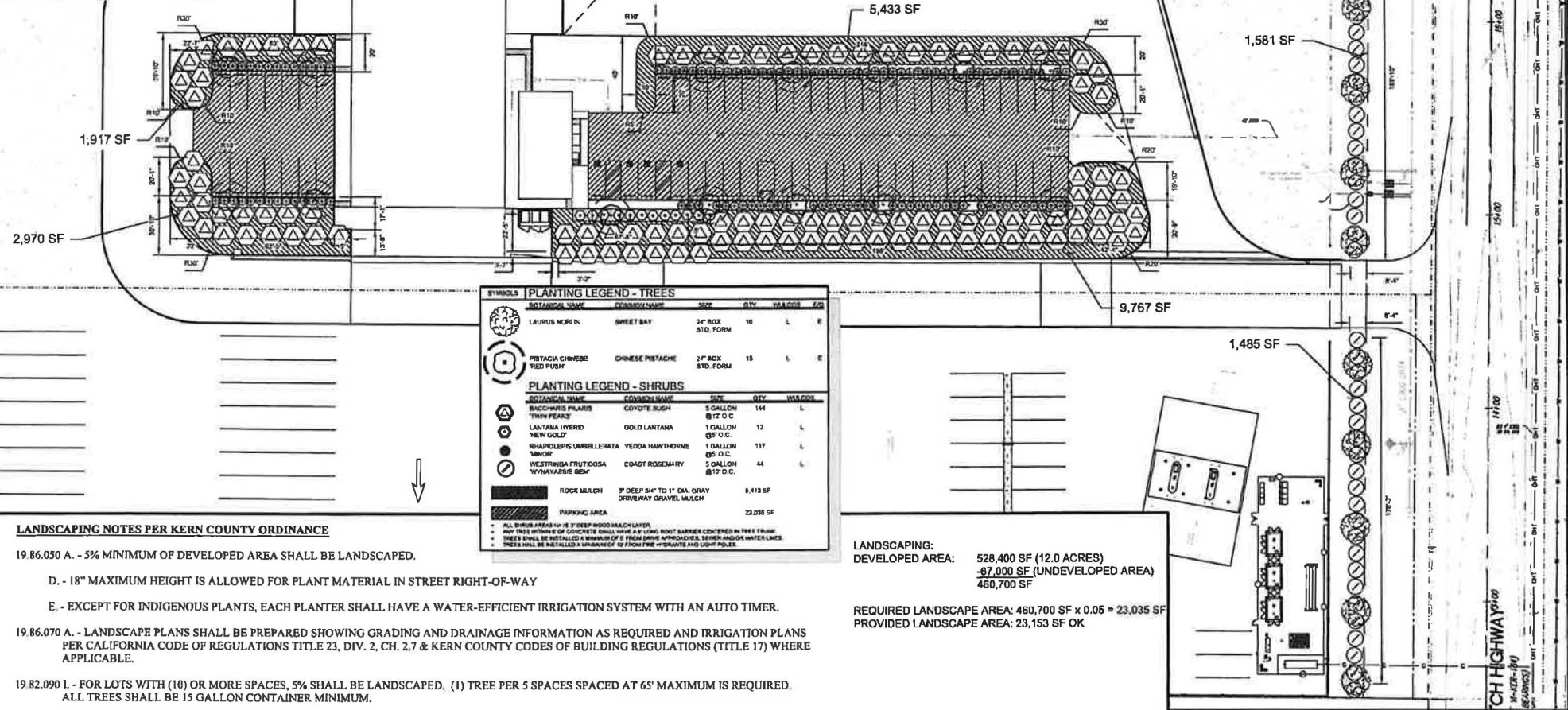
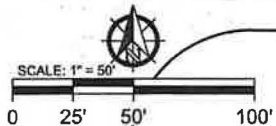
SHEET 3 OF 10



PD PLAN NO. _____ MAP _____

M-1 PD FPS
TRUCK & TRAILER REPAIR SHOP

A PORTION OF THE N.E. 1/4 OF SEC. 36, T.30S, R.28E., M.D.M.



PLANTING LEGEND - TREES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER CODE	SPACING
	LAURUS NOBIS	SWEET BAY	24" BOX STD. FORM	10	L	E
	PISTACHIA CHINESE	CHINESE PISTACHE	24" BOX STD. FORM	15	L	E
PLANTING LEGEND - SHRUBS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER CODE	SPACING
	SACCHARIS PLUMAS	COYOTE BUSH	5 GALLON	144	L	
	LANITAMA HYBRID	GOLD LANTANA	1 GALLON	12	L	
	RIHAPOLIPS LAMBERNATA	YEDDA HAWTHORNE	1 GALLON	117	L	
	WESTRANGIA FRUTICOSA	COAST ROSEMARY	5 GALLON	44	L	
	WYWAYARISE GEM		10" D.C.			
	ROCK MULCH		3" DEEP 3/4" TO 1" DIA. GRAY DRIVEWAY GRAVEL MULCH		8,412 SF	
	PARKING AREA				23,035 SF	

LANDSCAPING NOTES PER KERN COUNTY ORDINANCE

19.86.050 A. - 5% MINIMUM OF DEVELOPED AREA SHALL BE LANDSCAPED.

D. - 18" MAXIMUM HEIGHT IS ALLOWED FOR PLANT MATERIAL IN STREET RIGHT-OF-WAY

E. - EXCEPT FOR INDIGENOUS PLANTS, EACH PLANTER SHALL HAVE A WATER-EFFICIENT IRRIGATION SYSTEM WITH AN AUTO TIMER.

19.86.070 A. - LANDSCAPE PLANS SHALL BE PREPARED SHOWING GRADING AND DRAINAGE INFORMATION AS REQUIRED AND IRRIGATION PLANS PER CALIFORNIA CODE OF REGULATIONS TITLE 23, DIV. 2, CH. 2.7 & KERN COUNTY CODES OF BUILDING REGULATIONS (TITLE 17) WHERE APPLICABLE.

19.82.090 I. - FOR LOTS WITH (10) OR MORE SPACES, 5% SHALL BE LANDSCAPED. (1) TREE PER 5 SPACES SPACED AT 65' MAXIMUM IS REQUIRED. ALL TREES SHALL BE 15 GALLON CONTAINER MINIMUM.

LANDSCAPING NOTES:

- A LANDSCAPE PLAN WILL BE PREPARED AND SUBMITTED WITH THE BUILDING PERMIT SUBMITTAL.

- TREES SHALL BE 15 GALLON MINIMUM.
- SHRUBS SHALL BE 5 GALLON MINIMUM.
- SMALL SHRUBS & GROUND COVER SHALL BE 1 GALLON MINIMUM.

- IRRIGATION SYSTEM SHALL BE INSTALLED PER KERN COUNTY ZONING ORDINANCE AND CA. CODE OF REGS., TITLE 24, DIV. 2, CH. 2.7 - MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE.

- NO LANDSCAPE OVER 18" SHALL BE PLANTED IN STREET RIGHT-OF-WAY

- WATER-EFFICIENT IRRIGATION SYSTEM WITH AUTOMATIC TIMER SHALL SERVE ALL LANDSCAPE AREAS UNLESS PLANTED WITH INDIGENOUS PLANTS.

- TREES SHALL BE PROVIDED IN PARKING AREAS AT A MINIMUM RATION OF (1) TREE PER (8) PARKING SPACES AND SHALL BE SPACED AT 65' MAXIMUM

LANDSCAPING:
DEVELOPED AREA: 528,400 SF (12.0 ACRES)
UNDEVELOPED AREA: 467,000 SF
TOTAL: 995,400 SF

REQUIRED LANDSCAPE AREA: 460,700 SF x 0.05 = 23,035 SF
PROVIDED LANDSCAPE AREA: 23,153 SF OK

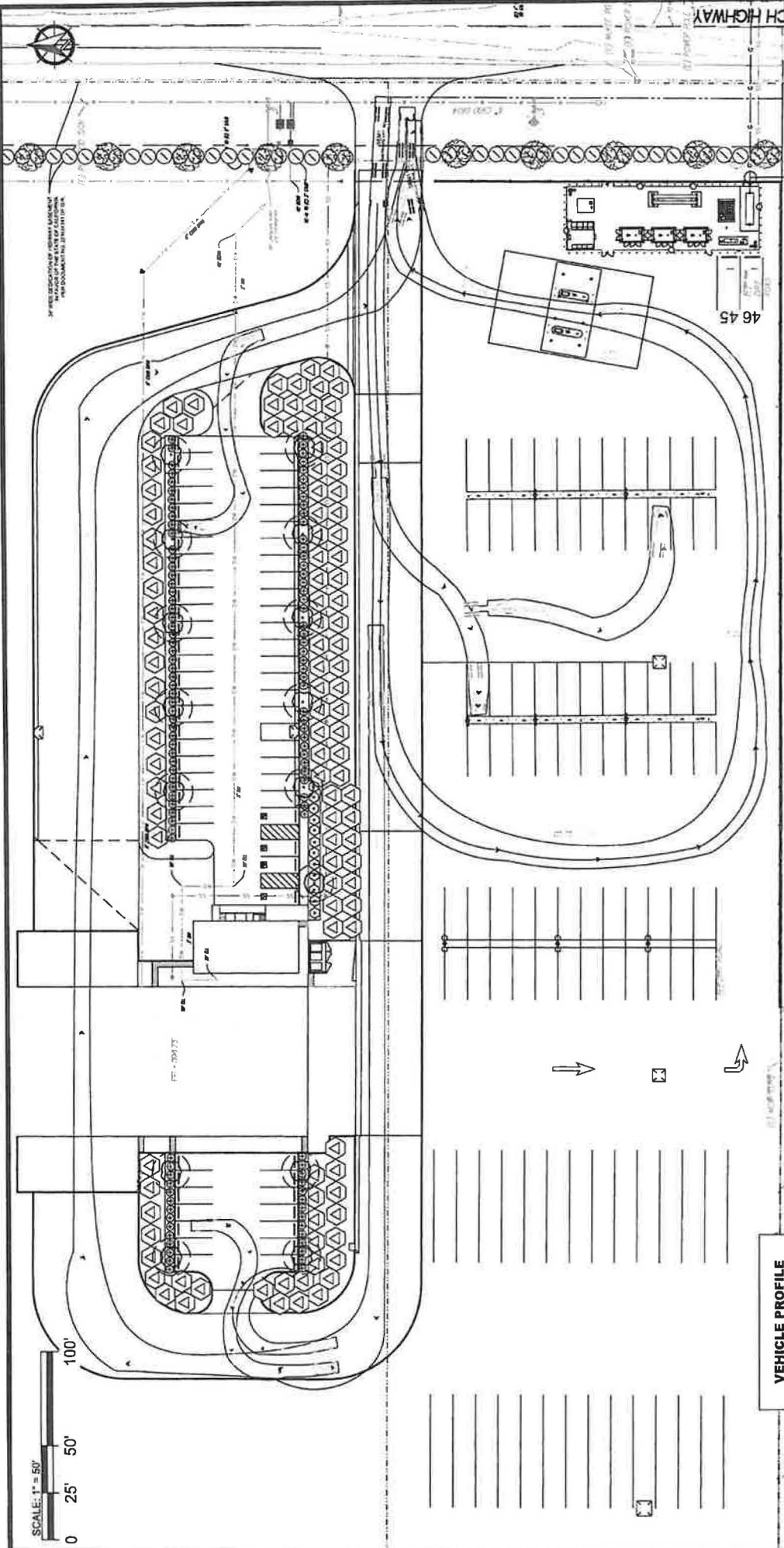


SHEET 4 OF 10

PD PLAN NO. MAP

M-1 PD FPS
TRUCK & TRAILER REPAIR SHOP

A PORTION OF THE N.E. 1/4 OF SEC. 36, T.30S, R.28E., M.D.M.



SHEET 5 OF 10

PD PLAN NO. _____ MAP _____

M-T PD FPS
TRUCK & TRAILER REPAIR SHOP

A PORTION OF THE N.E. 1/4 OF SEC. 36, T.30S, R.28E., M.D.M.



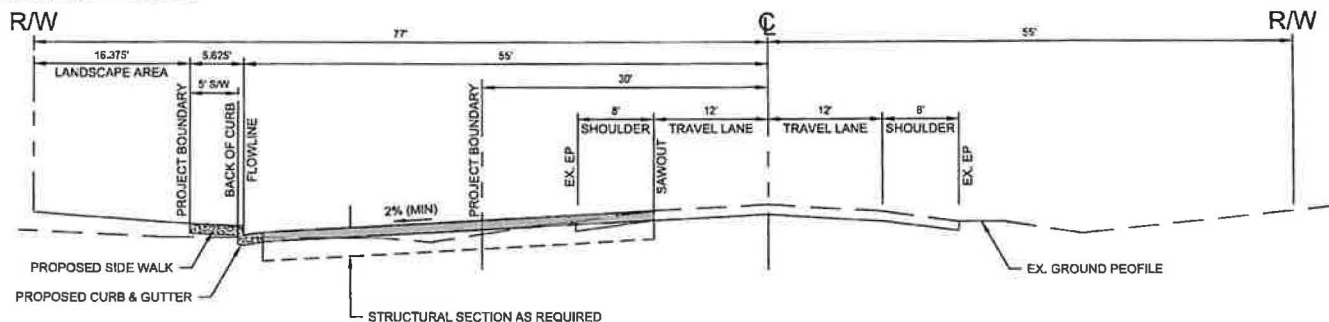
VEHICLE PROFILE

	Private Cars Height : 14.99' Width : 2.48' Wheelbase : 8.03'
	Trailer Cab Height : 13.50' Width : 4.00' Wheelbase : 19.50'

Load to Lock Time : 5.74
Shoring Angle : 25.4
Articulating Angle : 25.1

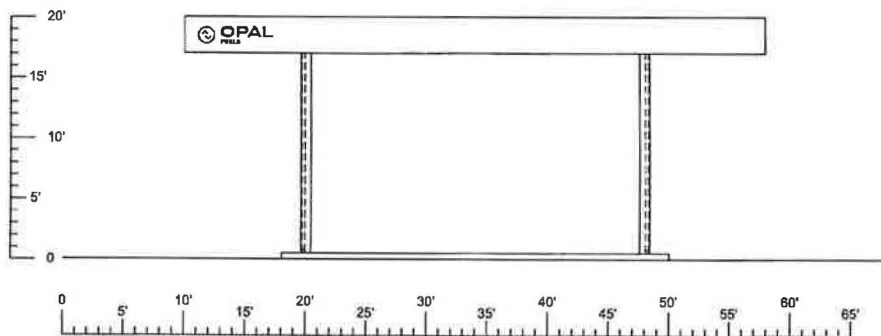
Load to Lock Time : 6.0
Shoring Angle : 25.4
Articulating Angle : 25.1

A PROPOSED STREET SECTION (HALF WIDTH)
NOT TO SCALE

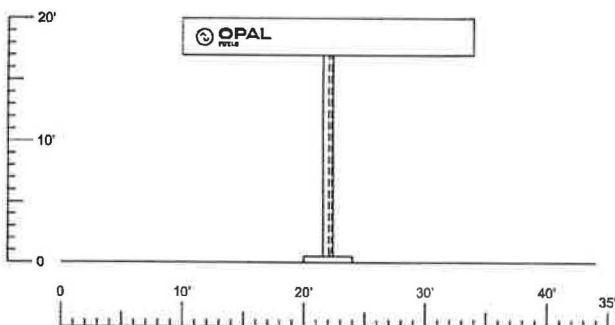


B CANOPY
SCALE: 1" = 10'

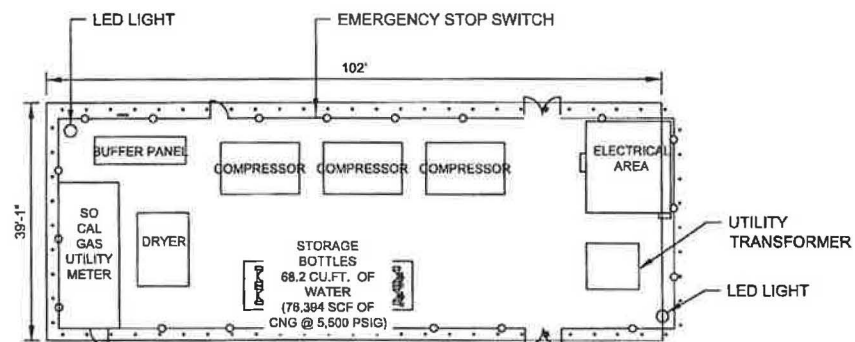
FRONT VIEW



SIDE VIEW



C EQUIPMENT COMPOUND
SCALE: 1" = 20'



SHEET 7 OF 10



PD PLAN NO. _____ MAP _____
M-T PD FPS TRUCK & TRAILER REPAIR SHOP
A PORTION OF THE N.E. 1/4 OF SEC. 36, T.30S, R.28E., M.D.M.

TRUCK & TRAILER REPAIR SHOP - FLOOR PLAN

SCALE: 1" = 20'



TRAILER REPAIR SHOP
5,992 SF

PARTS STORAGE
2,573 SF

RESTROOMS
288 SF

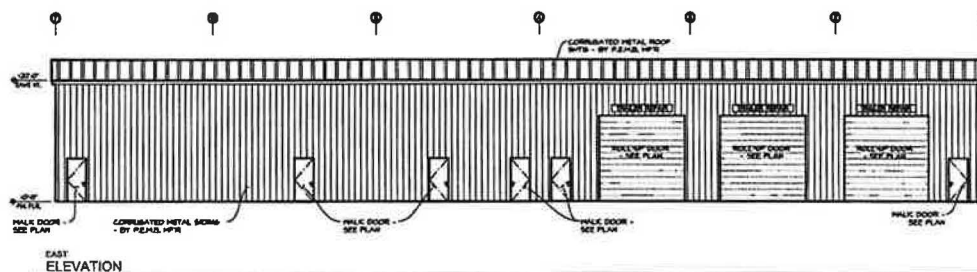
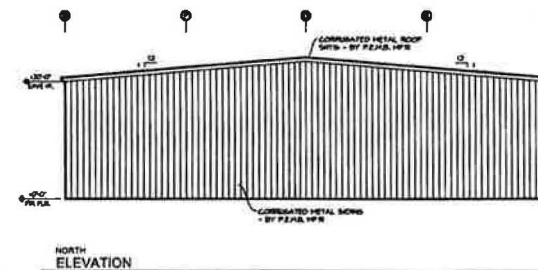
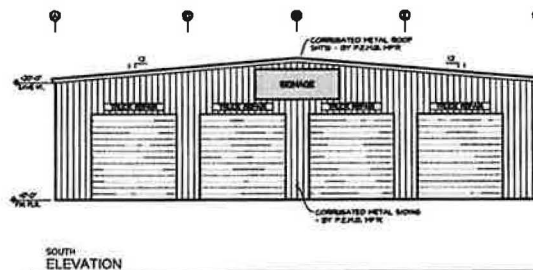
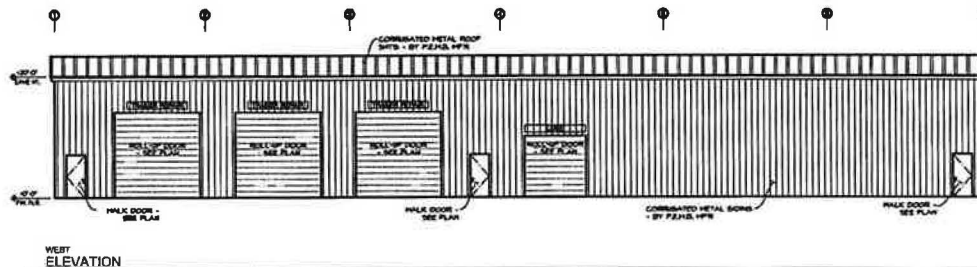
BREAK ROOM
344 SF

TRUCK REPAIR SHOP
3,190 SF

PORTABLE OFFICE
1,400 SF

TRUCK & TRAILER REPAIR SHOP - ELEVATIONS VIEWS

SCALE: 1" = 20'



SHEET 8 OF 10



PD PLAN NO. _____ MAP _____

M-1 PD FPS
TRUCK & TRAILER REPAIR SHOP

A PORTION OF THE N.E. 1/4 OF SEC. 36, T.30S, R.28E., M.D.M.

GAS DISPENSER - PLAN VIEW

SCALE: 1" = 10'



Trailer Cab
Custom

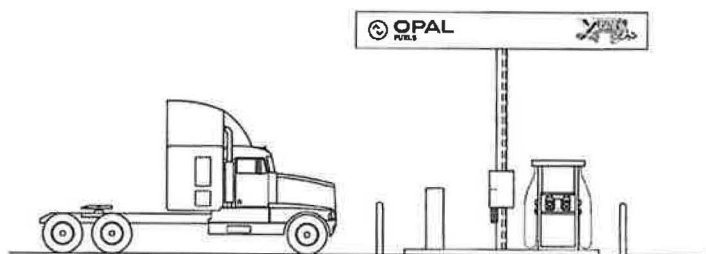


Trailer Cab
Custom



GAS DISPENSER - ELEVATION VIEW

SCALE: 1" = 10'



SHEET 9 OF 10

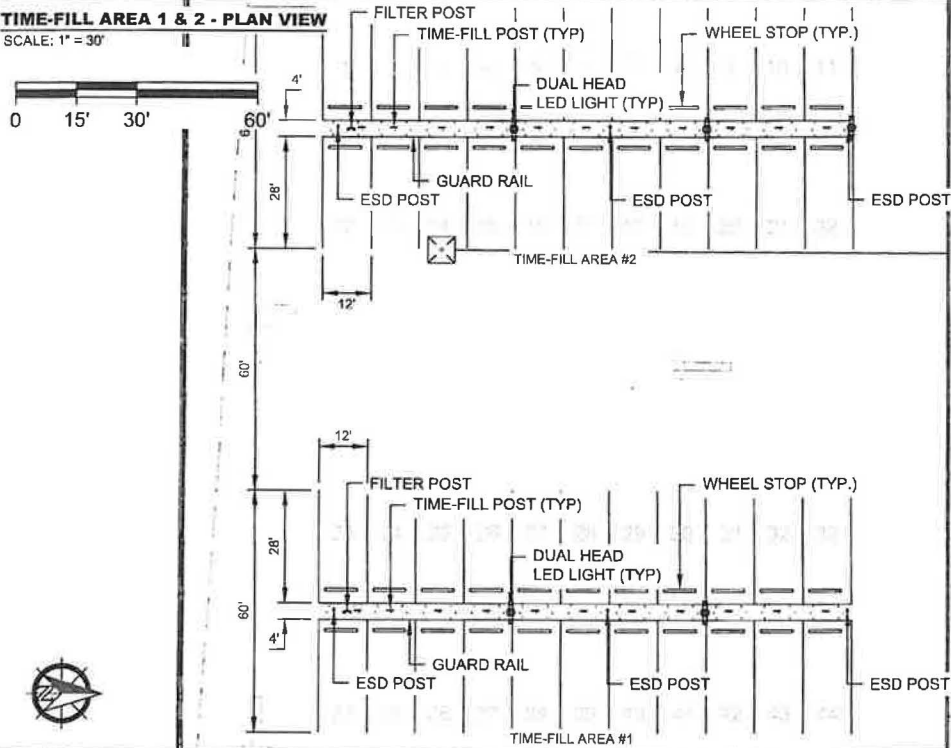
PD PLAN NO. _____ MAP _____

M-1 PD FPS
TRUCK & TRAILER REPAIR SHOP

A PORTION OF THE N.E. 1/4 OF SEC. 36, T.30S, R.28E., M.D.M.

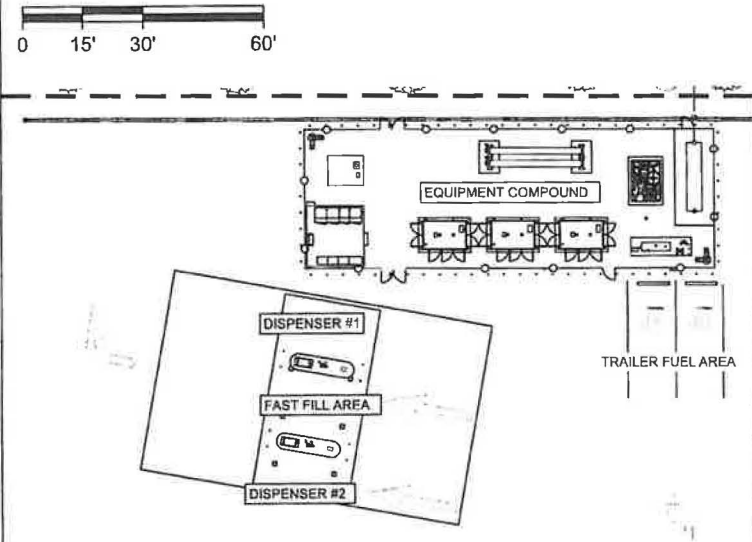
TIME-FILL AREA 1 & 2 - PLAN VIEW

SCALE: 1" = 30'



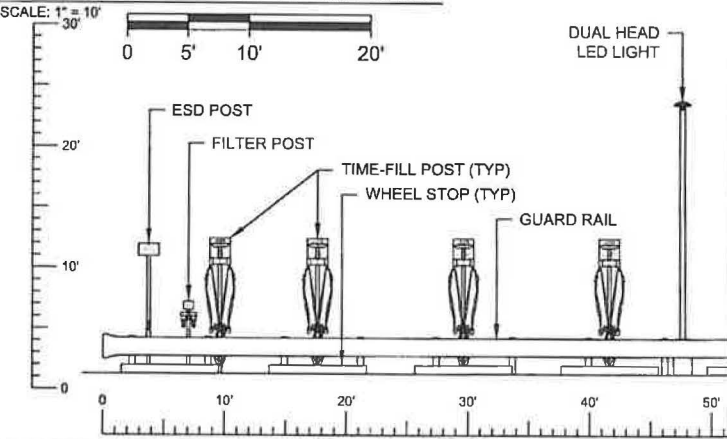
TRAILER FILL AREA

SCALE: 1" = 30'



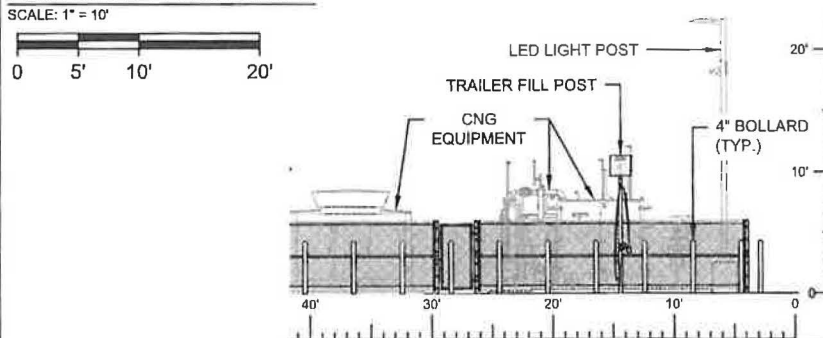
TYPICAL TIME-FILL LAYOUT - ELEVATION VIEW

SCALE: 1" = 10'



TRAILER FILL - ELEVATION VIEW

SCALE: 1" = 10'



SHEET 10 OF 10



PD PLAN NO. _____ MAP _____

M-1 PD FPS
TRUCK & TRAILER REPAIR SHOP

A PORTION OF THE N.E. 1/4 OF SEC. 36, T.30S, R.28E., M.D.M.

Kern County
 Planning Department
 2700 "M" Street
 Bakersfield, CA 93301
 Phone (661) 862-8822
 Fax (661) 862-8601

Payment of fees may be subject to:
 California Government Code Section 66020 (d)(1)

Customer Name: BRANDON S RAPALLO

Document Number: PD PLAN, PP24128 / KB

5730 TRUST FUND - OTHER

CCF002T County Clerk Fee

CCF002T - County Clerk CEQA Posting

1 @

\$50.000

\$50.00

ENP002T Initial Study/Neg Dec

ENP002T - Initial Study/Neg Dec

1 @

\$5,000.000

\$5,000.00

PIM005T Precise Development Plan

PIM005T - Precise Development Plan

1 @

\$2,300.000

\$2,300.00

4122 - ENVIRONMENTAL HEALTH

EHS090 Land Development

EHS090 - Land Development

1 @

\$495.000

\$495.00

OIL & GAS

POG003 Electronic Permitting Maintenance

POG003 - Electronic Permitting Maintenance

2 @

\$100.000

\$200.00

Order Total

\$8,045.00

VISA

\$8,045.00

Change

\$0.00

599065 Walk-In 10/26/2023 2:15:16 PM ISABEL PANTOJA DURAN 1